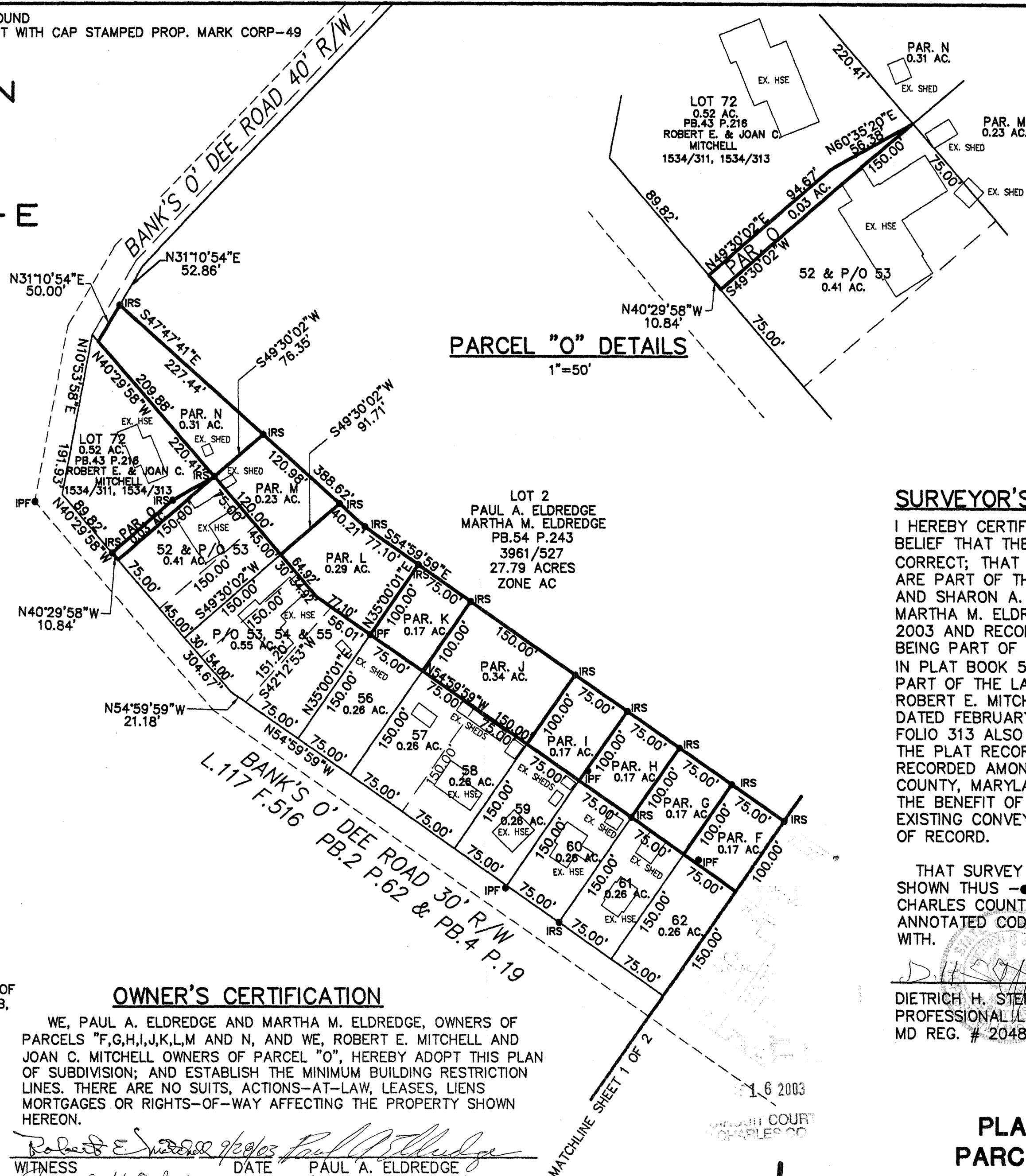
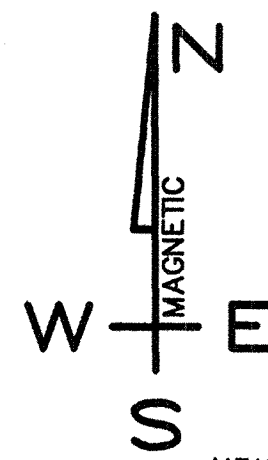


NOTES

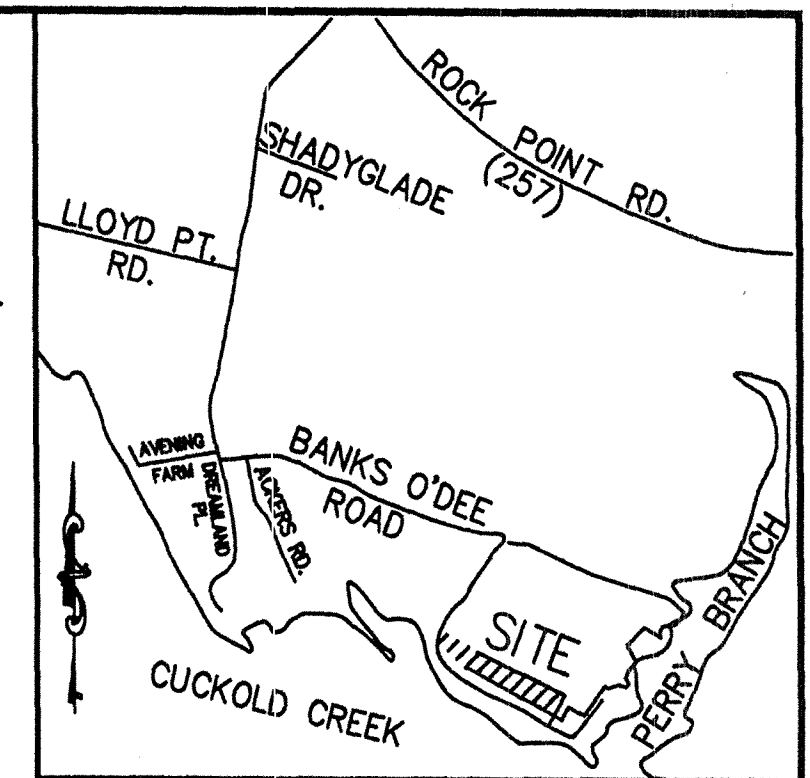
IPF=IRON PIPE FOUND
IRS=IRON ROD SET WITH CAP STAMPED PROP. MARK CORP-49

- PARCEL "F" IS TO BE AN ADDITION TO LOT 62 BANKS O' DEE SUBDIVISION, PB.4 P.19, DONALD V. AND BARBARA C. BEALL, LIBER 1590, FOLIO 552.
- A DEED OF CONSOLIDATION FOR PARCEL "F" WITH LOT 62 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "G" IS TO BE AN ADDITION TO LOT 61 BANKS O' DEE SUBDIVISION, PB.4 P.19, DONALD V. AND ANTHONY T. & MARY C. BARRASSO, LIBER 1650, FOLIO 402.
- A DEED OF CONSOLIDATION FOR PARCEL "G" WITH LOT 61 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "H" IS TO BE AN ADDITION TO LOT 60 BANKS O' DEE SUBDIVISION, PB.4 P.19, EDWARD R. AND LUCY A. SAUNDERS, SR., LIBER 2018, FOLIO 186.
- A DEED OF CONSOLIDATION FOR PARCEL "H" WITH LOT 60 BANKS O' DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "I" IS TO BE AN ADDITION TO LOT 59 BANKS O'DEE SUBDIVISION, PB.4 P.19, KEVIN DENNIS AND SUZANNE K. VIENNEAU, LIBER 2647, FOLIO 571.
- A DEED OF CONSOLIDATION FOR PARCEL "I" WITH LOT 59 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "J" IS TO BE AN ADDITION TO LOT 57 BANKS O'DEE SUBDIVISION, PB.4 P.19, JAMES B. AND VIRGINIA E. THOMPSON, LIBER 660, FOLIO 68. AND LOT 58 BANKS O'DEE SUBDIVISION, PB.4 P.19, JAMES B. AND VIRGINIA E. THOMPSON, LIBER 668, FOLIO 40.
- A DEED OF CONSOLIDATION FOR PARCEL "J" WITH LOTS 57 AND 58 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "K" IS TO BE AN ADDITION TO LOT 56 BANKS O'DEE SUBDIVISION, PB.4 P.19, NOTLEY T. DUTTON AND RICHARD DUTTON, LIBER 101, FOLIO 187.
- A DEED OF CONSOLIDATION FOR PARCEL "K" WITH LOT 56 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "L" IS TO BE AN ADDITION TO PART OF LOT 53, LOT 54 AND LOT 55 BANKS O'DEE SUBDIVISION, PB.4 P.19, FRANCIS W. AND THELMA BURCH, LIBER 1231, FOLIO 191.
- A DEED OF CONSOLIDATION FOR PARCEL "L" WITH PART OF LOT 53, AND ALL OF LOTS 54 AND 55 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCELS "M" AND "O" ARE TO BE AN ADDITION TO PART OF LOT 53 AND ALL OF LOT 52 BANKS O'DEE SUBDIVISION, PB.4 P.19, HAZEL M. AND F. ELLSWORTH GEIB, LIBER 2392, FOLIO 75.
- A DEED OF CONSOLIDATION FOR PARCELS "M" AND "O" WITH PART OF LOT 53 AND ALL OF LOT 52 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- PARCEL "N" IS TO BE AN ADDITION TO LOT 72 BANKS O'DEE SUBDIVISION, PB.43 P.216, ROBERT E. AND JOAN C. MITCHELL, LIBER 1534, FOLIO 311 AND LIBER 1534, FOLIO 313.
- A DEED OF CONSOLIDATION FOR PARCEL "N" WITH LOT 72 BANKS O'DEE SUBDIVISION, WILL WITHIN 30 DAYS BE RECORDED IN THE CHARLES COUNTY LAND RECORDS. THE CONSOLIDATION OF THESE PARCELS CREATES ONE LOT AS DEFINED BY THE CHARLES COUNTY ZONING ORDINANCE.
- THESE PARCELS AND ALL ADJOINING PARCELS ARE ZONED AC (AGRICULTURAL CONSERVATION).
- PARCELS "F,G,H,I,J,K,L,M,N AND O" ARE EXEMPT FROM THE FOREST CONSERVATION ORDINANCE.
- PARCELS "F,G,H,I,J,K,L,M,N AND O" ARE COMPLETELY LOCATED WITHIN THE 1000 FOOT CHESAPEAKE BAY CRITICAL AREA ZONE.
- AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT OF ANY OF THE LOTS SHOWN HEREON, THE REQUIREMENTS OF THE CHARLES COUNTY ZONING ORDINANCE ARTICLE IX, CRITICAL AREA WILL HAVE TO BE MET.



PARCEL "O" DETAILS

1"=50'



VICINITY MAP SCALE: 1"=2000 FT.
TAX MAP 86, PARCEL 17 & 18, GRID 9

CHARLES COUNTY PLANNING COMMISSION

DATE RECORDED: _____ BY: _____
LIBER NO. _____ FOLIO NO. _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT PARCELS "B,C,D,E,F,G,H,I,J,K,L,M AND N" ARE PART OF THE LAND CONVEYED BY ROY E. ROBERTSON AND SHARON A. ROBERTSON TO PAUL A. ELDREDGE AND MARTHA M. ELDREDGE BY DEED DATED FEBRUARY 25, 2003 AND RECORDED IN LIBER 3961, FOLIO 527 ALSO BEING PART OF LOT 2 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 54, PLAT 243, AND THAT PARCEL "O" IS PART OF THE LAND CONVEYED BY ROBERT E. MITCHELL TO ROBERT E. MITCHELL AND JOAN C. MITCHELL BY DEED DATED FEBRUARY 28, 1991 AND RECORDED IN LIBER 1534, FOLIO 313 ALSO BEING PART OF LOT 72 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 43, PLAT 216 ALL RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

THAT SURVEY MARKERS HAVE BEEN OR WILL BE SET AS SHOWN THUS —●— AND THE REQUIREMENTS OF THE CHARLES COUNTY SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.

[Signature] 9/30/03
DIETRICH H. STEFFENS
PROFESSIONAL LAND SURVEYOR
MD REG. # 2048
DATE

OWNER'S CERTIFICATION

WE, PAUL A. ELDREDGE AND MARTHA M. ELDREDGE, OWNERS OF PARCELS "F,G,H,I,J,K,L,M AND N, AND WE, ROBERT E. MITCHELL AND JOAN C. MITCHELL OWNERS OF PARCEL "O", HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS MORTGAGES OR RIGHTS-OF-WAY AFFECTING THE PROPERTY SHOWN HEREON.

<i>[Signature]</i>	DATE	PAUL A. ELDREDGE
<i>[Signature]</i>	DATE	MARTHA M. ELDREDGE
<i>[Signature]</i>	DATE	ROBERT E. MITCHELL
<i>[Signature]</i>	DATE	JOAN C. MITCHELL

This plat has been reviewed and found to be in conformance with applicable provisions of COMAR 26.04.03.1
[Signature] 10/16/03
DIRECTOR, CHARLES COUNTY ENVIRONMENTAL HEALTH
This plat has been reviewed and found to be in conformance with applicable County Ordinances, Plans & Policies.
[Signature] 10/16/03
DIRECTOR, PLANNING AND GROWTH MANAGEMENT

DH Steffens Co.
ESTABLISHED 1923
ENGINEERS - SURVEYORS - PLANNERS
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(Metro): (301) 870-3253
Fax: (301) 884-3295
22335 Exploration Drive
Suite 1020
Lexington Park, Maryland 20653
Telephone: (301) 862-2226
Toll Free: (800) 331-1568
Fax: (301) 862-2350

SEAL:	OWNER PARCELS B-N PAUL A. & MARTHA M. ELDREDGE P.O. BOX 150 NEWBURG MARYLAND 20684 LOTS 72,52-66,100 BANKS O'DEE LAND OWNERS C/O MR. EDWARD SAUNDERS 14890 BANKS O'DEE RD. NEWBURG, MD. 20684	
DESIGN	LP	SHEET 2 OF 2
DRAFT	LP	DATE 05/03 C0050-0301
CHECKED	RDS	SCALE 1" = 100' C0050

XRS #03-0070 90730

MSA 551 242-423-2 8/19/3